

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 16, 2008 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Andrew Gonzales, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2007-014 (HARRIET M. WEIDER REGIONAL PARK RESTROOMS)

APPLICANT: Peyo Michaels, 951 Glenneyre Street, Laguna Beach, CA 92651
PROPERTY OWNER: County of Orange, c/o Doug Giltner, 1152 E. Fruit Street, Santa Ana, CA 92704
REQUEST: To permit the construction of an approximately 156 sq. ft. restroom building located within Harriet M. Weider Regional Park.
LOCATION: 19251 Seapoint Street, 92648 (north side of Seapoint Avenue, South of Summit Drive – Harriet M. Weider Regional Park)
PROJECT PLANNER: Andrew Gonzales

Andrew Gonzales, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mr. Gonzales reported that the project consisted of two bathrooms and one lavatory, each provided with separate access. One bathroom will be handicapped accessible. The entrances will be visible to surrounding areas to ensure safety. Staff stated that construction will not require the removal of any trees.

Mr. Gonzales announced that no inquiries have been received regarding this project.

Mary Beth Broeren, Zoning Administrator, asked if the Homeowners' Association across Seapoint was notified. Staff stated that they were.

THE PUBLIC HEARING WAS OPENED.

Peyo Michaels, applicant, stated that he reviewed the conditions of approval and was agreeable to them.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

COASTAL DEVELOPMENT PERMIT NO. 2007-014 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project involves the construction of a small restroom structure located on a legal parcel with the number of onsite structures less than the maximum allowable.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-014:

1. Coastal Development Permit No. 2007-014 for the construction of a 156 sq. ft. restroom building located within Harriet M. Wieder Regional Park conforms to the General Plan, including the Local Coastal Program land use designation of OS-P (Open Space – Park). The project is consistent with Coastal Element Land Use Policy 3.2.11 which encourages restrooms that support recreational facilities within the Harriet M Weirder Regional Park. The design of the proposed project will incorporate colors and materials compatible with the surrounding area, and will be constructed contiguous to an existing playground area.
2. The project is consistent with the requirements of the CZ Overlay District, the Holly-Seacliff Specific Plan, as well as other applicable provisions of the Municipal Code, including maximum site coverage, maximum building height, minimum yard setbacks, and onsite parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed on a developed park in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-014:

1. The site plan, floor plans, and elevations received and dated October 15, 2007, shall be the conceptually approved design with the following modifications:

- a. All metal specified for the proposed bathroom facility shall utilize stainless steel, anodized coated aluminum, or other similar material and/or coating.
 - b. Epoxy coating or similar shall be utilized for all reinforcing steel for the proposed bathroom facility.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:36 PM. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JANUARY 30, 2008 AT 1:30 PM.



Mary Beth Broeren
Zoning Administrator

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